

**APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO  
THE LOCAL AGENCY FORMATION COMMISSION RECEIVED**

**A. GENERAL INFORMATION**

- 1. Briefly describe the nature of the proposed change of organization or LAFCo reorganization.**

Proposed reorganization of the Granada Sanitary District into the Granada Community Services District with sewer service, garbage disposal, and parks and recreations services under the provisions of Section 61000 et seq. of the Government Code.

- 2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):**

☐ Landowners or registered voters, by petition

☒ An affected public agency, by resolution

**(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)**

- 3. What are the reasons for the proposal?**

Operation and possible acquisition of park and recreation facilities for the residents within unincorporated El Granada.

- 4. Does this application have 100 % consent of landowners in the affected area?**

☐ yes

☒ no

- 5. Estimated acreage:**

± 4010 acres

**B. SERVICES**

- 1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.**

The proposed community services district would have no effect on existing cities or on special districts. The availability of proposed district facilities would benefit adjacent Half Moon Bay which presently has inadequate facilities used by residents in the unincorporated Midcoast. The district would likewise benefit the Cabrillo Unified School District by making public recreation facilities available for school purposes and the Half Moon Bay and Point Montara Fire Protection Districts and the California

Department of Forestry through improvements to park facilities within wildland fire areas.

2. **List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service or construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.**

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
Parks and Recreation	None	Community Services District	n/a	Current property taxes

### C. **PROJECT PROPOSAL INFORMATION**

1. **Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads, and topographical features.**  
The area is bounded by unincorporated Montara to the north, the San Francisco Wildlife Reserve and Water Department boundaries to the east, the City of Half Moon Bay's northwesterly boundary to the SF Water Department boundary to the south, and the Pacific Ocean to the west, excluding area within the city limits of Half Moon Bay (see attached map).
2. **Describe the present land use (s) in the subject territory.**  
Land uses include single family and multi family residential, commercial, industrial, light manufacturing, institutional (airport, hospital, harbor), and agricultural.
3. **How are adjacent lands used?**  
North: Single family residential and agricultural  
South: Single family residential and agricultural  
East: Open space (wildlife and watershed lands)  
West: Ocean
4. **Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?**  
No, creation of a community services district will not increase or impact levels of development.
5. **What is the general plan designation of the subject territory?**  
Very Low Density Residential; Medium Low Density Residential; Medium Density Residential; Medium High Density Residential; High Density Residential; Neighborhood Commercial; Commercial Recreation (Coastside); General Industrial; Airport; Institutional; Public Recreation; Agriculture; General Open Space

6. **What is the existing zoning designation of the subject territory?**  
RM; RM CZ/DR/CD; RM CZ/AO/DR/CD; RM CZ/DR/GH/CD; PAD/CD;  
PAD/DR/GH; R 1/S 10/DR/GH; R 1/S 9/DR; R 1/S 17/DR; R 1/S 17/AO/DR; R1/S  
17/DR/GH; R 3 A/S 5/DR; PUD; P/GH; C 1/S 3/DR; CCR/DR; COR/DRIGH;  
COSC/DR; M 1/DR; M 1/AO/DR; H 1/DR; W/AO/DR; W/DR
7. **What rezoning, environmental review, or development approvals have already been obtained for development in the subject territory?**  
Initial study and mitigated negative declaration have been prepared by the applicant.
8. **What additional approvals will be required to proceed?**  
Vote of electorate to establish the district and election of a five member board of directors.
9. **Does any portion of the subject territory contain any of the following -- agricultural preserves, sewer or other service moratorium or wetlands subject to State Lands Commission jurisdiction?**  
Yes. Within the proposed district boundaries are agricultural preserves and wetlands.
10. **If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?**  
  
No additional specific development projects are associated. It is expected that additional recreation and park development will occur.

\* \* \* \* \*

LAFCO will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed at:

**NAME:** Granada Sanitary District

**ADDRESS:** 504 Avenue Alhambra, Suite 202  
P.O. Box 335  
El Granada, CA 94018

**ATTN:** Chuck Duffy, General Manager

**PHONE:** 650-726-7093

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SIGNATURE OF PROPONENT:

**D. AFFECTED PUBLIC AGENCIES**

**Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.**

- 1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:**

<b>AFFECTED AGENCY</b>	<b>RESOLUTION NO.</b>	<b>DATE ADOPTED</b>
Granada Sanitary District	2004-021	11/18/2004

- 2. Does this application have 100 % consent of landowners in the affected area?**

\_\_\_\_\_ Yes      X   No    (If Yes, include proof of consent.)

**E. PLAN FOR PROVIDING SERVICES**

- 1. Enumerate and describe the services to be extended to the affected territory.**  
The affected territory is already provided with sewage and garbage disposal services by the Granada Sanitary District. This district will be dissolved as a part of this reorganization. Parks and recreation services are proposed to be extended to the new community services district.
- 2. Describe the level and range of those services.**  
The level and range of services will vary depending upon the potential projects proposed by the Board of Directors or individual groups or citizens.
- 3. Indicate when those services can feasibly be extended to the affected territory.**  
This will also vary depending on the proposed project.
- 4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.**  
None.
- 5. Describe financial arrangements for construction and operation of services extended to the affected territory. (Attach proposed operations budget if available) Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)?**  
There is no additional construction or operation of services planned at this time, aside from the existing sewer and garbage disposal services. The parks and recreation

services will only commence subject to the approval of a proposed project. No new special taxes, charges, or fees will be imposed, aside from the current sewer and garbage disposal fees.

**6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.**

Residents within the unincorporated El Granada area are significantly underserved in community and neighborhood park facilities and recreation programs. With a population of approximately 7,323, the El Granada area has but .52 acres of community/neighborhood parks. National Park and Recreation Facility Standards indicate that, at a minimum, this populace should have 15.5 acres of neighborhood parkland and 46.3 acres of community parkland. At present, El Granada area residents have less than 1 % of this total, which negatively affects community health, welfare, vitality and property values.

The unincorporated El Granada area is isolated from adjacent park and recreation facilities and programs except those of adjacent City of Half Moon Bay. Half Moon Bay has approximately 11,842 residents, and has approximately 18 acres of community and neighborhood parks, 71% below national standards. These facilities are overused by both City residents and the population of the unincorporated area.

The County of San Mateo and State own and operate regional parks in the vicinity of the El Granada area. However, these are largely unimproved, with no facilities for active recreational activities such as playing fields and are largely not within the distance radii recommended by national standards (1/3 of a mile for neighborhood parks; 1 mile for community parks).

As regards rural type open space and recreation, the County and State parks and beaches serve a much larger population than the El Granada area, although they also serve residents of the El Granada area. In the past, residents of the El Granada area have also had relatively free access to privately owned properties within the El Granada area for rural type recreation and open space. However, as the increasing population of the El Granada area has placed greater demand upon such privately held properties and as development has occurred on formerly open lands, access has become more restricted.

Presently, no agency provides community park facilities and active recreational programs or open space connections to surrounding regional park facilities. In addition, no special district exists which includes all of the territory of the El Granada area, which has the power to provide recreation and park services, which has the power to acquire property for park and recreational purposes, which has an elected Board of Directors, which has the ability to receive grants and levy taxes and assessments and otherwise provide for local park and recreational needs.

Benefits of a Granada Community Services District include the following:

- A local district would be best able to ascertain the desires of local residents, respond to complaints and requests, focus entirely on park issues and operations, move quickly to acquire available properties and develop a long range plan for Coastside recreation.
- A local district with its own staff and economic base would not place a burden upon County staff and County economic resources.
- There is no existing entity available to provide park and recreation facilities in the area. The County's policy has been to operate only regional park facilities.

This section completed by Chuck Duffy, General Manager, Granada Sanitary District